

**City of Milpitas
Library Subcommittee Meeting
City Hall Committee Conference Room**

Meeting Notes

Tuesday, June 28, 2005

1. Flag Salute Mayor Esteves led the Subcommittee in the Pledge of Allegiance.

2. Call to Order Mayor Esteves called the meeting to order at 6:00 p.m.

Attendance:

<i>City Council:</i>	Mayor Jose Esteves, Council Member Bob Livengood
<i>Staff:</i>	Mark Rogge, Greg Armendariz, Steve Erickson
<i>Library Advisory:</i>	Linda Arbaugh, Sarah Flowers
<i>County Library Staff:</i>	Melinda Cervantes
Group 4 Architecture:	David Schnee, Dawn Merkes
Chong Partners:	Geoff Adams

3. Citizens Forum (remarks limit to 3 minutes):

- None

4. Announcements:

- None

5. Approval of Agenda:

- The Committee approved the agenda.

6. Approval of Minutes – May 24, 2005

- The Committee approved the meeting minutes from the May 24, 2005 Library Subcommittee Meeting.

7. Progress Report

a. Library

- The Committee was given a progress update of the Library and Garage Project Schedule. We are currently on the Design Development phase of the Library and we are on schedule.
- Mr. Mark Rogge gave the Committee a Construction Cost and Schedule Comparison between Cupertino Library, Saratoga Library, and Santa Clara Library.
- A history of Milpitas Library deliberations was presented. It listed all the Milestone dates for the Library Project.
- Mr. Rogge presented to the Library Expenditures to Date, showing the Cost Plan To Date and the Project Balance.

- Mr. David Schnee from Group 4 Architecture gave the Design Development update. A list of all the technical tasks was presented. These tasks include access control, audio/visual design and representative details, architectural floor plan, elevator plans, floor finish plans, floor lobby plans, interior elevations, etc. There are a few refinements that Group 4 is working on. This includes the Architectural program, historic design, exterior and interior design, code, sun control, energy efficiency, foundation structural, and vertical & lateral structural.
- The Consultant is looking at the feasibility of “Marketplace” to expand the restroom footprint to the east.
- From the garage interior view looking west, the book drop is adjacent to short term parking spaces and entry. There is a 10’ space between the Historic School and garage.
- The “Accounts” desk has been relocated to the lobby near the book sorting area. “Books On Hold” was moved to the “Marketplace” beside self-check units.
- Solar Analysis – Group 4 is reviewing the solar effects on all the windows.
- Mayor Esteves is concerned about the noises of the trains. Dawn Merkes explains that the library is more than 100 feet from the train tracks, which substantially reduces noise. Group 4’s Sound Technology is currently working on the issue and exploring the best construction methods.

b. Parking Garages

- We are on schedule with the Garages project. We are currently in the Conceptual Design Phase.
- The Garage Expenditures to Date were presented to the Committee.
- At the last Library Subcommittee meeting, the Committee recommended Concept 1 for the East Garage Design. Concept 1 shows a four-level garage with Express Ramp and 290 parking spaces. For the user convenience it has 9’ wide x 17’ spaces instead of the standard 8.5’ width stall, which is good for wheelchairs, strollers, and books. It will have 27’ aisle width instead of the standard 24’ for ease of parking and unparking.
- Mr. Geoff Adams from Chong Partners shared with the Committee the Midtown East Parking Garage’s Upper Floor Plan, which shows the preferred Concept Express Ramp.
- Mayor Esteves – Which level is open? Geoff – The top floor is open.
- Recommended Concept Plan for the West Parking figures 300 parking spaces, organized on 4 levels with park-on-ramp above ground floor. The County requires 275 parking spaces. There is retail space “shell” on Main Street. The user convenience for the West Garage is 9’ wide x 17’ spaces instead of the standard 8.5’ width. The extra wide width will allow more space for wheelchairs, strollers, and books. There is a 27’ aisle width, instead of standard 24’. However, the top floors are rectangular in shape. The first floor has an express ramp with a wide sweeping curve.
- Mr. Rogge presented the Midtown East and West Garage Cost Plans. The East Parking Garage is \$12.5 million; this amount includes the building, bidding contingency, construction contingency, sitework, and total designed construction fees. The West Parking Garage Cost Plan is \$13.5 million.
- Councilmember Livengood - Is this the first time I’ve seen the Cost Plan? Mark Rogge – Yes, it is the first time, however, the funding from the 2003 bond issue set aside only \$9.5 million for the East Garage. The West Garage was not included in the bond. Councilmember Livengood - Is the County paying for the space in the West garage? Do we have a signed DDA? Mark Rogge – Currently

the City Council approved an MOU (Memorandum of Understanding) for the County Health Center that capped the County's contribution to Parking at \$25,000 per stall for 275 stalls. The Council has not yet approved the DDA.

- Councilmember Livengood - Where did we get the number? The extra \$25,000 beyond pays the freight on this? Mark – We are also paying for the retail and related City parking spaces. Mark – The project currently has \$1.3 million in for the sale of property to the County funding. We will receive another \$2 million.
- Councilmember Livengood – Out of the sale of the properties, are we using the money for anything else?
- Mr. Greg Armandariz, City Engineer – From the review of the MOU, the County will keep maintenance upkeep of the garage. The City will have the benefit of using the West Garage on weekends and holidays. The County will have full use of 275 parking spaces between 8:00 a.m. to 5:00 p.m. from Monday to Friday.
- Mayor Esteves - Who will be operating the garage? Greg Armandariz – The City will operate the garage.
- Mark Rogge – Chong did an analysis for the restaurant on the West Garage top floor. Banquet on the top floor will allow 29,000 square feet. If it is on the first floor it will only fit 18,000 square feet, since the first floor also has retails, utility, lobby, entry drive and ramps. It will also add \$14.2 million to the Garage Cost Plan. This cost includes the design of the garage with the banquet Hall and an additional 2 floors of parking which will be 6 levels total.
- Mayor Esteves - Looks like the banquet is out. Councilmember Livengood agrees. Mayor Esteves - We need to bring this to the next City Council to so they are aware that we will not pursue the Banquet Hall on the West Parking Garage.
- At the next, July 26, staff will bring to the Committee the refined Concept plan and the Cost Plan for approval.
- Mayor Esteves – What is the cost of the garages compare to the other garages around the area? Mark Rogge – We are currently working on getting information for the garage in Mountain View. They are extending the bid date to try to get more than one bid for their garage project.
- Mayor Esteves – Why is there a need to add two floors for the banquet on the West Garage? Why not use the East Parking Garage for banquet parking? Mark Rogge - The Library has their peak time hour around noon and at dinnertime. It is at those times that the banquet hall will need most parking as well. Therefore, Library users would have to share the parking spaces with banquet users.

8. Recommendation to approval Hazardous Materials Abatement Consultant

- We had our RFP for the Hazardous Materials Abatement consultant and the recommended Consultant is SCS. We will bring the contract to the July 5th City Council for approval. This is one of the steps to cleaning up the properties.
- The City Attorney has filed the eminent closure lawsuits and currently waiting for all notions and orders to get acquisition dates.
- Mark Rogge – The timeline for the properties acquisition have not been finalize, it will be brought to the next Library Subcommittee meeting.
- Though the City does not have ownerships to some of the properties, staff wants SCS Consultant to start working on the properties that we currently own. The goal is to get the site ready for construction.

- SCS Consultant will also give us a timeline on how long it will take to complete the abatement process as soon as they their contract is complete and their scope of work begins.
- Mayor Esteves – Is there any comments from Library? There were no comments from the Library.

9. Other Business:

- None

10. Set Next Meeting Date: Tuesday, July 26, 2005, 6:00 p.m.

- The next meeting day is scheduled for Tuesday, July 26, 2005 at 6:00 p.m. at the same location.

11. Adjournment:

- Meeting adjourned at 6.40 PM